

**GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS
OFFICE OF THE ZONING ADMINISTRATOR**



December 11, 2017

VIA EMAILED PDF

Kevin Kehoe
Kehoe 1545 6th St NW LLC

RE: 1545 6th ST NW – Zoning PDRM-Meeting (Sq 0478, Lot 53)

Dear Mr. Kehoe,

This letter summarizes the meeting with you and your architect during my staff's Preliminary Design Review Meeting on October 12, 2017, regarding your proposed development located at 1545 6th St NW, Washington DC 20001. This letter summarizes the points of our discussion during the meeting and to confirm my determination regarding on your proposed development.

You are proposing partial demolition of the existing interior of the structure in order to convert the current single-family house into a two-unit flat. Your design would reduce the existing building footprint via demolishing approximately 8 feet to the rear of the current structure, as well as the addition of a 3rd Story and roof deck to the rooftop. Your design would include the interior renovation of the existing 2-story carriage house. The first proposed unit would include existing 1st floor and existing 2-story carriage house, and the second proposed unit would include existing 2nd floor and proposed 3rd floor addition.

I have reviewed the applicable zoning regulations and have determined that, based on the drawings and documentation you provided at the meeting, your proposed development complies with the current DC Zoning Regulations. The following elements of your drawings referenced above, were identified as conforming as a matter-of-right in the subject RF-1 Zoning District:

- ❖ The property currently consists of a cellar & 2-story structure above grade, and a 2-story carriage house. The current lot occupancy is 83%, which is non-conforming.
- ❖ The proposed design will convert the current single house to 2-unit flat.
- ❖ The proposed design will reduce the footprint of the existing 2-story structure (1st & 2nd floor) and keep the existing carriage house. The proposed lot occupancy of 1st & 2nd floor will be reduced to 76%, which brings the property closer to compliance.

- ❖ The proposed 3rd floor addition will be same as the 1st & 2nd floor. The imputed lot occupancy of the 3rd floor will be 54%.
- ❖ Unit-1 will include 1st floor and 2-story carriage house. Unit-2 will include 2nd floor, 3rd floor addition & a roof deck.
- ❖ The proposed building height will be 34'.
- ❖ The existing pervious area is 0%, and the proposed pervious area will be same, still 0%.
- ❖ The proposed 3rd floor addition is 9.5' beyond 1547 6th St NW and 2.3' beyond 1543 6th St NW. Both of them are less than 10' as compared to the rear wall of the adjacent properties.
- ❖ There is no alley access behind the lot, and there is no existing parking. You proposed no new parking.

Accordingly, when you file the plans for a building permit, I will approve drawings that are consistent with the information noted above. Please let me know if you have any further questions.

Sincerely,



Matthew Le Grant
Zoning Administrator

Attachments:

- a) Diagram
- b) Plans
- c) Survey

File: Det Let re 1545 6th St, NW to Kehoe on 12-11-2017